

Ada Moorings Condo Association

Minutes of AMCA board meeting held at 7:30pm Feb. 12, 2018 at front gatehouse.

Attendees	Gabe Hartman(secretary), Sean Lewis(president), Missy Meighan, Jeff Yost(treasurer)
Absent	Chris Appie, Bob Ayars

I. Officers – election of officers for 2018

The 2017 slate of officers was unanimously selected to serve another term in 2018. Lewis remains president; Yost remains treasurer; and Hartman remains treasurer.

II. Approval of Minutes

- A. Nov. 29, 2017 meeting – minutes approved
- B. Jan. 17, 2018 Annual Meeting – minutes approved

III. Treasurer’s Report and Related Items

A. Balance Sheet

Ada Moorings Condo Association

Balance Sheet

As of February 12, 2018

◊ Feb 12, 18 ◊

▼ ASSETS	
▼ Current Assets	
▼ Checking/Savings	
Checking 653542696	43,192.44
▶ Savings 2942185113	<u>84,247.38</u>
Total Checking/Savings	127,439.82
▶ Accounts Receivable	<u>89,040.00</u>
Total Current Assets	<u>216,479.82</u>
TOTAL ASSETS	<u><u>216,479.82</u></u>
▼ LIABILITIES & EQUITY	
▶ Equity	▶ <u>216,479.82</u> ◀
TOTAL LIABILITIES & EQU...	<u><u>216,479.82</u></u>

B. Budget vs. Actual

We are approximately \$5,000 better than budget, but about \$2,200 is for Tot Lot upkeep, which has not yet been invoiced.

C. Dues collection

1.2017 – all dues have been paid. None are outstanding.

2.2018

- a. Dues cards were mailed out to homeowners.
- b. 39 payments have been received; 112 outstanding.
- c. 3 payment plans in place to date.

IV. Pending and Completed Sales

A. Pending (as of date of meeting)

1. 1180 Dogwood Meadows Drive

B. Completed

1. 1129 Spice Bush
2. 7938 Thornapple Club Drive
3. 1165 Dogwood (closed Jan. 2018; transfer form received)

V. Road Committee Update

A. General updates – We are running a high snow year to date. \$12,000 spent by meeting date 02/12. There was one reported hit mailbox; Snellers will take care of repairing/replacing. We are still on track to seal coat Dogwood Meadows in the June timeframe, and then crack sealing in the rest of the subdivision.

B. A complaint was received regarding the speed of a Huyser truck while plowing. Bob Ayars agreed to address the issue with the vendor to have them slow down.

VI. Entryway expenses for 2017

We received an invoice for \$8,342.24 for 2017 entryway expenses. The invoice was paid.

A. The invoice included \$250 in unanticipated expense for a survey due to boundary dispute with adjacent homeowner. TCCA deemed it a necessary expense within the proper scope of the contingency. AMCA agreed.

B. The total, \$8,342, is still less than \$10,526 budget we approved, so no overage issues are present.

VII. Website updates

- A. "Association Bylaws" were posted
- B. 2018 Insurance Information has been posted
- C. Transfer of Ownership Form has been updated (dates and dues information updated)
- D. Information about Lawn Doctor has been removed, as we no longer have an arrangement for services for 2018
- E. Hartman will take over responsibility for paying the quarterly website fee. He will invoice the Association for the expense.

VIII. Complaints, Requests, Etc.

A. Updates on prior complaints

- 1.1204 Dogwood – overnight parking issue raised at last regular meeting was addressed.
- 2.1160 Dogwood – overnight parking issue raised at last regular meeting was addressed.
- 3.1165 Dogwood – issues raised at last regular meeting appear to have been addressed (except for the dumping, but it is hard to tell due to snow cover)

B. New Complaints and Requests

- 1.Trashcans (1144 Spicebush) – Hartman to send violation notice letter.
- 2.A homeowner requested certain communications to the Board from certain third parties, and communications from the Board to certain third parties. The Board carefully considered this request and declined. As previously noted, the Board has the discretion to disclose any communication, or any portion thereof, if the Board deems disclosure, in whole or in part, is in the interest of the community as a whole. We carefully considered the homeowner's request in light of this policy and concluded that disclosure was not appropriate. Nevertheless, we would note that matters occurring before the Board are documented in the minutes, and these minutes are available for homeowners' review on our website. A letter will be sent to the homeowner advising her of the Board's decision.

IX. April 18, 2018 7:30pm Ada Moorings Gatehouse